

113.0

0004

0019.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
757,800 / 757,800  
757,800 / 757,800  
757,800 / 757,800
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 141 |        | PARK AVE EXT, ARLINGTON |

## OWNERSHIP

Unit #:

|                               |  |
|-------------------------------|--|
| Owner 1: KUSUMA JULIUS &      |  |
| Owner 2: KUSUMA KRISTA L DAHL |  |
| Owner 3:                      |  |

Street 1: 6268 SMITH AVE

Street 2:

Twn/City: NEWARK

St/Prov: CA Cntry Own Occ: N

Postal: 94560 Type:

## PREVIOUS OWNER

Owner 1: BOOLOS REBECCA S -

Owner 2: -

Street 1: 141 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1599 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5277        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.10 | 6     |             |           |        |   |        |   |        |   | 404,818         |           |   |           |        |      | 404,800   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 5277.000  | 353,000        |            | 404,800    | 757,800     |                   | 72352     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 11/22/16  |

Total Card 0.121 Entered Lot Size

Total Parcel 0.121 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 473.92 /Parcel: 473.92 Land Unit Type:

Parcel ID 113.0-0004-0019.0

18790!

## USER DEFINED

|                |                   |
|----------------|-------------------|
| Prior Id # 1:  | 72352             |
| Prior Id # 2:  |                   |
| Prior Id # 3:  |                   |
| Prior Id # 1:  | 12/30/21 07:55:53 |
| Prior Id # 2:  |                   |
| Prior Id # 3:  |                   |
| LAST REV       |                   |
| Date           | Time              |
| 01/28/21       | 12:30:33          |
| mmcmakin       |                   |
| 8790           |                   |
| ASR Map:       |                   |
| Fact Dist:     |                   |
| Reval Dist:    |                   |
| Year:          |                   |
| LandReason:    |                   |
| BldReason:     |                   |
| CivilDistrict: |                   |
| Ratio:         |                   |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 353,000    | 0         | 5,277.    | 404,800    | 757,800     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 343,900    | 0         | 5,277.    | 404,800    | 748,700     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 344,000    | 0         | 5,277.    | 404,800    | 748,800     |               | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 279,300    | 0         | 5,277.    | 399,000    | 678,300     | 678,300       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 279,300    | 0         | 5,277.    | 306,500    | 585,800     | 585,800       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 254,900    | 0         | 5,277.    | 289,200    | 544,100     | 544,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 254,900    | 0         | 5,277.    | 266,000    | 520,900     | 520,900       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 241,400    | 0         | 5,277.    | 248,700    | 490,100     | 490,100       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| BOOLOS REBECCA  | 63900-587 |      | 7/11/2014 |           | 520,000    | No | No  |       |       |
| AZEVEDO LAURA J | 40232-399 |      | 7/31/2003 |           | 410,000    | No | No  |       |       |
| WHITE SHARON    | 31633-57  |      | 7/24/2000 |           | 341,000    | No | No  |       |       |
| BOURNEUF SHIRLE | 24812-27  |      | 8/26/1994 |           | 162,000    | No | No  | Y     |       |

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date       | Result       | By  | Name    |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|---------|
| 11/28/2017 | 1578   | New Wind | 7,000  | C   |            |          |            |                    | 1/28/2021  | Mail Update  | MM  | Mary M  |
| 2/2/2016   | 121    | Alterati | 10,000 |     | 2/2/2016   |          |            | Redo existing gara | 7/22/2019  | Mail Update  | MM  | Mary M  |
| 5/12/2004  | 355    | Re-Roof  | 6,800  |     |            |          |            |                    | 11/22/2016 | Permit Visit | DGM | D Mann  |
|            |        |          |        |     |            |          |            |                    | 11/22/2016 | Meas/Inspect | DGM | D Mann  |
|            |        |          |        |     |            |          |            |                    | 11/20/2008 | Meas/Inspect | 189 | PATRIOT |
|            |        |          |        |     |            |          |            |                    | 12/6/2000  | MLS          | MM  | Mary M  |
|            |        |          |        |     |            |          |            |                    | 4/11/2000  | Inspected    | 276 | PATRIOT |
|            |        |          |        |     |            |          |            |                    | 2/7/2000   | Measured     | 263 | PATRIOT |
|            |        |          |        |     |            |          |            |                    | 1/1/1982   |              | MS  |         |

## ACTIVITY INFORMATION

|       |                                |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|

**EXTERIOR INFORMATION**

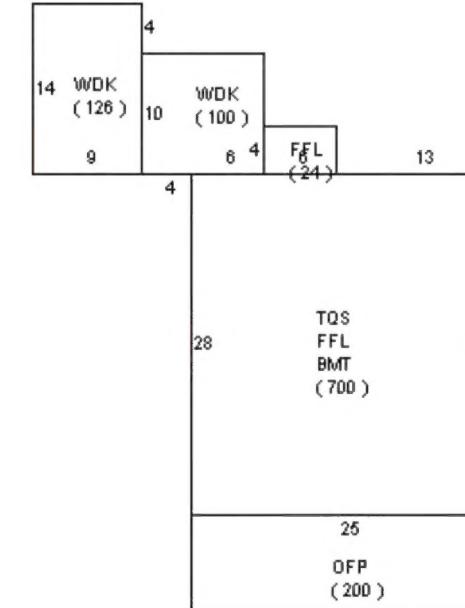
|               |                  |          |
|---------------|------------------|----------|
| Type:         | 15 - Old Style   |          |
| Sty Ht:       | 1T - 1 & 3/4 Sty |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 2 - Conc. Block  |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 1 - Wood Shingle |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 1 - Gable        |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | CREAM            |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |                   |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Good      |
| A Bath:    | 1 | Rating: Very Good |
| 3/4 Bath:  |   | Rating:           |
| A 3QBth:   |   | Rating:           |
| 1/2 Bath:  | 1 | Rating: Good      |
| A HBth:    |   | Rating:           |
| OthrFix:   |   | Rating:           |

**COMMENTS**

FOR SALE 648-6900.

**SKETCH****GENERAL INFORMATION**

|               |                  |
|---------------|------------------|
| Grade:        | C+ - Average (+) |
| Year Blt:     | 1928             |
| Eff Yr Blt:   |                  |
| Alt LUC:      |                  |
| Alt %:        |                  |
| Jurisdct:     | G18              |
| Fact:         | .                |
| Const Mod:    |                  |
| Lump Sum Adj: |                  |

**INTERIOR INFORMATION**

|               |               |
|---------------|---------------|
| Avg Ht/FL:    | STD           |
| Prim Int Wal: | 2 - Plaster   |
| Sec Int Wall: |               |
| Partition:    | T - Typical   |
| Prim Floors:  | 3 - Hardwood  |
| Sec Floors:   |               |
| Bsmnt Flr:    | 12 - Concrete |
| Subfloor:     |               |
| Bsmnt Gar:    | 1             |
| Electric:     | 3 - Typical   |
| Insulation:   | 2 - Typical   |
| Int vs Ext:   | S             |
| Heat Fuel:    | 1 - Oil       |
| Heat Type:    | 5 - Steam     |
| # Heat Sys:   | 1             |
| % Heated:     | 100           |
| % AC:         |               |
| Solar HW:     | NO            |
| Central Vac:  | NO            |
| % Com Wal     | % Sprinkled   |

**CONDO INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 18. % |
| Functional: |           | %     |
| Economic:   |           | %     |
| Special:    |           | %     |
| Override:   |           | %     |

**REMODELING**

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

**RES BREAKDOWN**

| No  | Unit | RMS | BRS | FL |
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